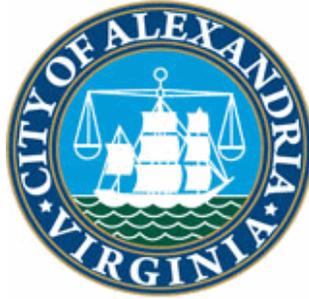


# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Action Docket

Thursday, January 4, 2018

7:00 PM

City Hall Council Chambers

## Planning Commission

*The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.*

*The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.*

**SIGN UP TO SPEAK** - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

**SEND A MESSAGE** - Send a message to the Planning Commission regarding items on this docket to [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov).

Speaker's Form Link:

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

## 1 Call To Order

The Planning Commission meeting was called to order at 7:03pm. All members were present.

## Consent Calendar

2

### Vacation #2017-0009

#### 1600 North Frazier Street

Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential side yard; zoned: R-20/Residential Single-family.

Applicants: Michael & Brooke Beach, represented by Duncan Blair, attorney

**Attachments:** [VAC2017-0009 Staff Report](#)  
[VAC2017-0009 Preliminary Plat](#)

By unanimous consent, the Planning Commission voted to recommend approval of Vacation #2017-0009.

3

### Vacation #2017-0011

#### 1615 North Frost Street

Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential rear yard; zoned: R-20/Residential Single-family.

Applicants: Shawn & Cassandra McLaughlin, represented by Duncan Blair, attorney

**Attachments:** [VAC2017-0011 Staff Report](#)  
[VAC2017-0011 Preliminary Plat](#)

By unanimous consent, the Planning Commission voted to recommend approval of Vacation #2017-0011.

4

### Vacation #2017-0012

#### 4001 Lawrence Avenue

Public hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential side yard; zoned: R-20/Residential Single-family.

Applicants: Paul & Sitta Zehfuss, represented by Duncan Blair, attorney

**Attachments:** [VAC2017-0012 Staff Report](#)  
[VAC2017-0012 Preliminary Plat](#)

By unanimous consent, the Planning Commission voted to recommend

approval of Vacation #2017-0012.

**5**                      **Vacation #2017-0010**  
**4905 Maury Lane**

Public hearing and consideration of a request to vacate a portion of public right-of-way of an undeveloped wooded area for a private driveway and for landscaping and stormwater runoff improvements; zoned: R-20/Residential. Applicant: Elise M. Fulstone & William H. Tabor

**Attachments:**     [VAC2017-0010 Staff Report](#)  
                                  [VAC2017-0010 Preliminary Plat](#)  
                                  [VAC2017-0010 Additional Materials](#)

**This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Vacation #2017-0010. The motion carried on a vote of 7 to 0.**

**New Business**

**6**                      **Text Amendment #2017-0010**  
**Commercial Parking Standards**

(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 8-100 through 8-400, section 6-600, section 11-513, and add section 2.142.1 relating to parking requirements for commercial uses.

Staff: City of Alexandria Department of Transportation & Environmental Services and Department of Planning & Zoning

**Attachments:**     [TA2017-0010 Staff Report](#)  
                                  [TA2017-0010 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2017-0010. The motion carried on a vote of 7 to 0.**

**On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2017-0010. The motion carried on a vote of 7 to 0.**

**7**                      **Master Plan Amendment #2017- 0008**  
**Rezoning #2017- 0005**  
**Text Amendment #2017- 0009**  
**Coordinated Development District Concept Plan Amendment #2017- 0005**  
**Development Special Use Permit #2016- 0044**  
**Transportation Management Plan Special Use Permit #2017-00116**  
**Special Use Permit #2017-00118**  
**2280 N. Beauregard Street - Church of the Resurrection**

Public hearing and consideration of requests for: (A) a resolution to amend the Beaugard Small Area Plan chapter of the Master Plan to include residential uses; (B) an amendment to the official zoning map to change the zones from RA/Multifamily to Coordinated Development District #23; (C) Text Amendment to Section 5-602(A) of the Zoning Ordinance to add uses and associated regulations to Coordinated Development District #23; (D) an amendment to Coordinated Development District #23 Concept Plan to include the parcel addressed as 2280 N. Beaugard Street and include the development of a multi-family building and a church; (E) Development Special Use Permit, with site plan and subdivision, to construct one multifamily residential building and a church; (F) Special Use Permit for a Transportation Management Plan for Tier 2 use (multifamily building); and (G) a Special Use Permit for a parking reduction for the church use; zoned: RA/Multifamily.

Applicants: City of Alexandria (Text Amendment only), AHC, Inc., and Episcopal Church of the Resurrection, represented by Duncan Blair, attorney

- Attachments:**     [DSUP2016-00044 Staff Report](#)  
                                  [DSUP2016-0044 CDD Amendment](#)  
                                  [DSUP2016-0044 Site Plan](#)  
                                  [DSUP2016-0044 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2017-0008. The motion carried on a vote of 6 to 0.**

**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2017-0005. The motion carried on a vote of 6 to 0.**

**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to initiate and recommend approval of Text Amendment #2017-0009. The motion carried on a vote of 6 to 0.**

**On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of CDD #2017-0005, DSUP #2016-0044 as amended, TMP SUP #2017-0116, and Special Use Permit #2017-0118. The motion carried on a vote of 6 to 0.**

8

**Master Plan Amendment #2017-0009**

**Eisenhower East Small Area Plan Amendment**

(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of a resolution to amend blocks 4 and 5 within Eisenhower East Small Area Plan chapter of the Master Plan.

Applicant: City of Alexandria Department of Planning & Zoning

- Attachments:**     [MPA2017-0009 Staff Report](#)

**On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Master Plan Amendment #2017-0009. The motion carried on a vote of 6 to 0.**

**On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to adopt the resolution and recommend**

approval of Master Plan Amendment #2017-0009. The motion carried on a vote of 6 to 0.

9

**Coordinated Development District Concept Plan #2017-0004  
Development Special Use Permit - Stage 1 #2016-0043  
Transportation Management Plan Special Use Permit #2017-0115  
Vacation #2017-0008**

**2410 and 2460 Mill Road - Hoffman Blocks 4 & 5**

Public hearing and consideration of requests for: (A) an amendment to previously-approved CDD Concept Plan #2017-0002 to allow residential and retail uses on Blocks 4 & 5 consistent with the Eisenhower East Small Area Plan; (B) an amendment to previously-approved Development Special Use Permit - Stage 1 #2005-0032, and site plan with modifications to construct a mixed-use retail and residential complex; (C) an amendment to previously-approved Transportation Management Plan SUP #2005-0115, to include all land uses and associated rates consistent with current City standards; and (D) a Vacation of a portion of Mill Road public right-of-way; zoned: CDD #2/Coordinated Development District #2.

Applicant: S/C Eisenhower, LLC represented by Duncan Blair, attorney  
[These applications are contingent on the approval of the Eisenhower East Master Plan Amendment]

**Attachments:**     [DSUP2016-0043 Staff Report](#)  
                              [DSUP2016-0043 Site Plan](#)  
                              [DSUP2016-0043 Vacation Plat](#)  
                              [DSUP2016-0043 Additional Materials](#)

**On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning commission voted to recommend approval for DSUP2016-0043 as amended, CDD 2017-0043 as amended, Transportation Management Plan SUP2017-0115, and Vacation 2017-0008. The motion carried on a vote of 6 to 0.**

## 10 Other Business

Commissioner's Reports, Comments & Questions

**Commissioner McMahon announced she was the new liaison to the Route 1 South Housing Affordability Strategy and will be providing the Planning Commission with updates.**

**Chairwoman Lyman announced that she was the new liaison to the Resolution 830 Working Group, whose first meeting was January 10, 2018. She also announced that there will be an ARHA Redevelopment Working Group meeting on January 11, 2018, at which the Andrew Atkins Redevelopment project will be discussed.**

**Commissioner Koenig stated that the Environmental Policy Commission voiced their interest in a joint work session with the Planning Commission and asked staff if a time or date had been set. Director Moritz answered that it would be scheduled after the Eco-City Café and that Ellen Eggerton, Sustainability**

Director, was working with the EPC on setting a date for that. Chairwoman Lyman mentioned the upcoming Planning Commission, ARHA, and City Council joint meeting on January 29, 2018.

## 11 Minutes

Consideration of the minutes from the December 5, 2017 meeting.

Attachments: [December 5, 2017 Minutes](#)

On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to approve the minutes from the December 9, 2017 meeting as amended. The motion carried on a vote 6 to 0.

## 12 Adjournment

The Planning Commission meeting was adjourned at 12:46 a.m.

## Administrative Approvals